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*Natalie M. Cox*

Honorable Natalie M. Cox  
United States Bankruptcy Judge



4 Entered on Docket  
5 September 30, 2024

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12 UNITED STATES BANKRUPTCY COURT  
13 FOR THE DISTRICT OF NEVADA

14 \* \* \* \* \*

15 IN RE:

16 DTH 215 VENTURE, LLC,

17 Debtor.  
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20 ORDER GRANTING APPLICATION  
21 FOR ORDER AUTHORIZING DEBTOR  
22 TO EMPLOY FINANCIAL ADVISORS  
23 [MB BEAR CAPITAL, LLC AND  
ACKMAN-ZIFF REAL ESTATE GROUP,  
LLC]

24 Hearing Date: September 24, 2024

25 Hearing Time: 9:30 a.m.

26 Est. Time: 15 minutes

27 Set By: Calendar Clerk

28 The *Application for Order Authorizing Debtor to Employ Financial Advisors [MB Bear Capital, LLC and Ackman-Ziff Real Estate Group, LLC]* [ECF No. 83] ("Application"), filed by DTH 215 VENTURE, LLC, Debtor and Debtor-in-Possession ("Debtor"), through its counsel, STEPHEN R. HARRIS, ESQ. and NORMA GUARIGLIA, ESQ., of HARRIS LAW PRACTICE LLC, came before the Court for hearing on September 24, 2024, at 9:30 a.m. after having been

1 duly noticed to all creditors and parties-in-interest; with Stephen R. Harris, Esq., of Harris Law  
2 Practice LLC, appearing telephonically on behalf of the Debtor; with Edward M. McDonald, Jr.,  
3 Esq. trial attorney, appearing telephonically on behalf of the United States Trustee, Region 17;  
4 and with the Court noting other appearances as stated on the record; with the Court having  
5 considered the statements of counsel on the record and all the papers and pleadings on file in this  
6 case, and no opposition having been filed; and the Court incorporating its oral findings of fact  
7 and conclusions of law as stated on the record pursuant to Fed. R. Bankr. P. 7052; and good cause  
8 appearing:

9       **IT IS HEREBY ORDERED** that the Application is GRANTED, and the Debtor is  
10 authorized, pursuant to 11 U.S.C. § 327(a), to employ and retain MB Bear Capital, LLC and  
11 Ackman-Ziff Real Estate Group, LLC as its financial advisors in this chapter 11 case pursuant to  
12 the terms and conditions set forth in the Application and Consulting Agreement attached to the  
13 Application as Exhibit A.

14       **IT IS FURTHER ORDERED** that no relief pursuant to 11 U.S.C. § 328 was requested  
15 in the Application nor is granted herein.

16 Submitted by:

17 HARRIS LAW PRACTICE LLC

18 /s/ *Stephen R. Harris*

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20 STEPHEN R. HARRIS, ESQ.

Attorneys for Debtor

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22 Approved this 26<sup>th</sup> day of September 2024.  
23 UNITED STATES TRUSTEE, REGION 17

24 /s/ *Edward M. McDonald*

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26 EDWARD M. McDONALD, JR., ESQ.

Trial Attorney

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**CERTIFICATION RE: RULE 9021**

In accordance with Local Rule 9021, counsel submitting this document certifies that the order accurately reflects the court's ruling and that (check one):

The court has waived the requirement of approval under LR 9021.

No party appeared at the hearing or filed an objection to the motion.

X I have delivered a copy of this proposed order to all counsel who appeared at the hearing, any unrepresented parties who appeared at the hearing, and each has approved or disapproved the order, or failed to respond, as indicated below [list each party and whether the party has approved, disapproved, or failed to respond to the document].

Edward M. McDonald, Jr., Esq.                      Approved  
Trial Attorney  
United States Trustee, Region 17

I certify that this is a case under Chapter 7 or 13, that I have served a copy of this order with the motion pursuant to LR9014(g), and that no party has objected to the form or content of the order.

Dated this 26<sup>th</sup> day of September 2024.

## HARRIS LAW PRACTICE LLC

*/s/ Stephen R. Harris*

STEPHEN R. HARRIS, ESQ.  
Attorneys for Debtor

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